

**APPROVED 12-2-13**  
**TOWN OF NORTH HAVEN, CONNECTICUT**  
**MINUTES OF THE**  
**PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission meeting held on Tuesday, November 12, 2013 at the North Haven Memorial Library, 17 Elm Street, in the Community at 7:00 PM.

**MEMBERS PRESENT:**

Vern E. Carlson, Chairman  
James J. Giulietti  
Curtis D. Andrews, Sr., Secretary  
Theresa Ranciato-Viele  
Ronald D. Penton  
Richard E. Wilson, Alternate  
Edward M. Homa, Alternate  
Mary Jane Mulligan, Alternate

**MEMBERS ABSENT:** None

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
Jonathan Bodwell, Town Engineer  
Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Carlson, Chairman, opened the meeting at 7:02 p.m. and introduced the Commissioners, alternates and town staff. Then Mr. Carlson asked if there were any changes to the agenda. Mr. Fredricksen, Land Use Administrator, stated that there were none.

**PUBLIC HEARING:**

Mr. Andrews read the call for the Public Hearing.

1. #P13-32S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1), of Shangan Xue, Applicant, Colvest North Haven, LLC, Owner, relative to 162 Washington Avenue, (Map 73, Lot 25). Plan Entitled: Improvement Location Survey, Record Drawing for Colvest Group LTD., Property Located at 166 Washington Avenue, North Haven, Connecticut. Prepared by MBA Engineering, Inc. Dated December 17, 2001. Scale 1" = 20'. CB-40 Zoning District.

Mr. Bing, Owner, Mr. Shan Xue, applicant, and Ms. Marilyn Lodato, Liquor Consultant, presented the application to permit the issuance of a Certificate of Location for a liquor permit for the existing Don Asian Cuisine Restaurant. No consumer bar is being proposed. The Commission asked questions and Ms. Lodato responded.

Mr. Carlson asked for public comment. There being no public comment, the Public Hearing was closed.

**SITE PLANS:**

2. #P13-33 Site Plan Application of Kisha Brown-Tuck, Applicant, TD Bank, Owner, relative to 90 Washington Avenue, (Map 73, Lot 125 ). Plan Entitled: Site Plan Documents for Johnson Controls, Inc. Prepared by Bohler Engineering. Dated 06/14/13, rev. 10/07/2013. Scale: 1" = 10'. CB-20 Zoning District.

Mr. Timothy O'Brien of Bohler Engineering presented the application to permit the reconfiguration of the existing bank drive thru queuing and access lane, handicapped access improvements and landscaping improvements. No expansion of the footprint of the building and no change of use are proposed. Mr. O'Brien submitted plans of the site and answered questions from the Commission.

3. #P13-34 Site Plan Application of Adolph Luciani, Applicant, Luciani Realty Limited Partnership, Owner, relative to 117 Washington Avenue, (Map 73, Lots 9 & 5). Plan Entitled: Site Plan Review, North Haven Planning & Zoning Commission, 117 Washington Avenue (US Route 5) North Haven, CT. Prepared by BL Companies. Dated October 8, 2013. Scale: 1" = 40'. CA-20 & IL-30 Zoning Districts.

Mr. Chris Gagnon of BL Companies presented the application to permit the demolition of an approximately 6,000 square feet portion of this existing shopping center in the northeast corner of the property. Also, proposed is the construction of a new 5,100 square feet freestanding building, two story bank with a drive thru service window in the same northeast corner of the site. A reconfiguration of the parking lot in the southeast corner of the property has been proposed to better differentiate parking areas utilized by the Paul Mitchell Academy. A new building facade is also being proposed. The Commission asked questions and Mr. Gagnon and Mr. Steve Iovanna of BL Companies responded. Mr. Penton suggested installing an "entrance only" sign at the Washington Avenue entrance location.

**OTHER:** None

## **CHANGE OF USE:**

- 493 Washington Avenue

Mr. Peter Collins, applicant, presented the Change of Use from restaurant to office for a glass company. The Commission asked questions and Mr. Collins responded.

Mr. Andrews moved to approve the change of use from restaurant to office; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

- 473 Washington Avenue

Mr. John Castro, applicant, presented the Change of Use from a machine shop to an automobile detailing business. The Commission asked questions and Mr. Castro responded. Then he submitted an article pertaining to his business.

Mrs. Ranciato-Viele moved to approve the change of use from a machine shop to an automobile detailing business; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

- 79 Washington Avenue

Mr. Traver Hutchins and Lawrence Earl, applicant, presented the Change of Use from retail to a medical office. The Commission asked questions and Hutchens responded. The hours of operation will be from 8:00 a.m. to 8:00 p.m. Monday through Friday and 9:00 a.m. to 5:00 p.m. on weekends.

Mr. Andrews moved to approve the change of use from retail to a medical office; Mr. Penton seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

## **DELIBERATION SESSION:**

Mr. Andrews moved to go into deliberations; Mrs. Ranciato-Viele seconded the motion. All were in favor.

## **PUBLIC HEARING:**

1. #P13-32S Special Permit Application/Certificate of Location (as authorized by Section 8.10.1), of Shangan Xue, Applicant, Colvest North Haven, LLC, Owner, relative to 162 Washington Avenue.

Mr. Giulietti moved to approve the application; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Ranciato-Viele – aye Penton – aye Wilson – aye

The application was approved with appropriate conditions.

**SITE PLAN:**

2. #P13-33 Site Plan Application of Kisha Brown-Tuck, Applicant, TD Bank, Owner, relative to 90 Washington Avenue.

Mr. Penton moved to approve the application; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

The application was approved with appropriate conditions.

3. #P13-34 Site Plan Application of Adolph Luciani, Applicant, Luciani Realty Limited Partnership, Owner, relative to 117 Washington Avenue.

Mrs. Ranciato-Viele moved to approve the application; Mr. Andrews seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

The application was approved with appropriate conditions.

**INFORMAL PRESENTATION:** None

**EXTENSIONS:** None

**BONDS:**

#P07-22, 1934 Hartford Turnpike

Mr. Penton moved to release the entire bond for application #P07-22, 1934 Hartford Turnpike, in the amount of \$5,000.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

#P11-22, 1405-1415 Hartford Turnpike

Mr. Andrews moved to reduce the bond for application #P11-22, 1405-1415 Hartford Turnpike, from \$230,000.00 to \$100,000.00; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

**CORRESPONDENCE:**

- Cease & Desist Orders – (6 total)
- South Central Connecticut Regional Planning Commission Letters
- CT Federation of Planning & Zoning Agencies
- 2014 Commission Meeting Dates
- ZEO Report
- Letter Town Counsel

**MINUTES:**

October 7, 2013

Mr. Giulietti moved to approve the October 7, 2013 minutes; Mrs. Ranciato-Viele seconded the motion. The Commission voted as follows:

Carlson – aye Andrews – aye Giulietti – aye Ranciato-Viele – aye Penton – aye

The Commission suggested having Mr. David Fink or Mr. Mike Santoro speak with them regarding affordable and senior housing.

**ADJOURN:**

There being no further business, Mr. Penton moved to adjourn; Mrs. Ranciato-Viele seconded the motion. The meeting was adjourned at 8:07 PM.